

Braintree Historical Commission  
Minutes  
**Monday, February 03, 2020**  
Johnson Chambers – Braintree Town Hall

**Present:** Elizabeth Mees (Chair) Santina Giannino Robert S. Harris  
Ronald F. Frazier Kate Nedelman-Herbst Rayna Rubin

**Also Present:** Derek Manning, CPC Manager

7:02 PM Meeting convened

**New Business:**

Committee Reorganization: Nothing new to report

Thayer Academy Projects: Paul MacNeely (Eck/MacNeely Architects), Paul Pantano (Thayer Facilities Director), and Julaine McInnis (Thayer CFO) presented a number of upcoming projects at Thayer Academy.

- Cahill Campus Center Roof Replacement – Mr. MacNeely presented the plans to replace the flat rubber roof portion of the Cahill building. The roof would and flashing would be replaced in-kind. Work will be limited to the flat portion of the roof, the pitched roof sections would remain unchanged. This was followed by a general discussion of whether or not the project was exempt from needing to apply for a Certificate of Appropriateness (CoA). The Historical Commission requested that Thayer Academy provide a letter documenting why the roof project was exempt from requiring a CoA. Ms. Mees and Ms. Nedelman-Herbst provided an explanation of the exemptions and spelled out what would be needed in the letter.
- Frothingham Glass Canopy – Mr. MacNeely discussed the proposed installation of a canopy over basement access stairs on the west side of the building. The canopy is needed to prevent future basement flooding. The canopy will consist of a painted steel frame with tempered glass. It was agreed that a CoA will be required and additional information will be provided at the next meeting as part of the public hearing.
- Frothingham Drainage – Mr. MacNeely discussed the proposed changes to the underground drainage system for the building which captures all of the rain from the roof downspouts. The new system to be installed will alleviate existing drainage issues. Any disturbed landscaping will be replaced in-kind. Ms. Mees requested that Thayer Academy write a letter documenting replacement in-kind. The Historic Commission agreed that a CoA was not required for the project.
- Frothingham Chimneys – Mr. Pantano discussed the need to address the two chimneys on Frothingham hall. Only one of the chimneys is still operable. The operable chimney is in need of repointing and possible brick/cast stone replacement. The inoperable chimney is the source of water leaking into the building causing considerable damage. The proposal is to take this chimney down to a point just below the roofline and to restore the roof and gutters. Ms. Nedelman-Herbst asked if this could be raised during the same public meeting as the canopy project. Mr. Manning said that it could be. Ms. Mees and Ms. Rubin asked if the chimney could be made to look like one of the existing buttresses on the building. Mr. Pantano said that they would look into doing so. Ms. Nedelman-Herbst moved that the chimney work be added to the

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agenda for the March 2<sup>nd</sup> public meeting, Ms. Giannino seconded, motion approved unanimously.

- Motion made by Ron Frazier that the flat roof replacement on Cahill and drainage work at Frothingham are exempt from CoA conditional on a receipt of letter Thayer Academy documenting the basis for the exemption. Ms. Mees seconded. Motion approved unanimously.

**Old Business:**

Elm Street Cemetery: Mr. Manning reported that the contractor and architect had suggested deleting the topper fence section at the Thayer Tomb, the contractor viewed this as a possible safety issue. The back and side of the tomb all but touch the adjacent building so there is no security issue. Mr. Frazier initially asked to table until next meeting. Mr. Manning explained that the issue was delaying the project progress. The Historic Commission members looked at images and after discussion the Historic Commission declined to delete the portion of fence in question, and asked that the work be completed as originally designed.

2020 Historic Inventory Survey: Mr. Manning requested the Ms. Mees sign the letter of support and Community Preservation Act application for the 2020 Historic Property Inventory. Mr. Manning noted that the Massachusetts Historical Commission (MHC) does not want to update the Town Report and will only update the inventory. The proposed survey will result in inventory of all of the Colonial Era, ½ of the Federal Era, and a portion of the Early Industrial Era properties in town.

Mr. Frazier ask if the MHC requires inventory of buildings over 50 years old why the focus on these properties. Mr. Manning explained that the focus on early properties was not required by MHC. The focus on these properties was driven by the fact that the town does not have accurate records for properties constructed prior to 1850.

The project would result in the survey of approximately 120 buildings at a rate of \$250 per building.

Other Business: Mr. Frazier the question of adding the Gallivan House to the historic district. Mr. Manning stated that he did not know what the status of that effort. Mr. Frazier expressed the desire to start the process. Mr. Harris noted that the previous Mayor had written a letter of support for adding the property. The Mayor Sullivan told Mr. Harris that the property would have to be rezoned. There was a discussion between Mr. Harris and Mr. Frazier on the zoning issue. Mr. Manning agreed to raise the issue with Ms. Stickney and provide an update at the next meeting.

**Administration:**

Minutes 01/06/2020: Ron Frazier moved to approve the minutes, seconded by Rayna Rubin – unanimously voted.

Reorganization: No change to Historic Commission at present

Ms. Nedelman-Herbst **MOTION** to adjourn the meeting, seconded by Mr. Frazier – unanimously voted.

The meeting adjourned at 8:00PM

Respectfully submitted,

Derek Manning  
Planning/Community Department